

1325, 1540 Sherwood Boulevard NW
Calgary, Alberta

MLS # A2304825



\$289,000

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|------------------|---|---------------|-------------------|
| Division: | Sherwood | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 834 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Concrete Driveway, Heated Garage, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---------------------------------|-------------------|---------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle, Asphalt/Gravel | Condo Fee: | \$ 501 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | m-1d125 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: Curtain in Living room

Best location in the complex! Top floor facing east . Watch the sunrise every morning with your morning coffee from the spacious balcony. Well cared for two bedroom unit with lots of natural light and 9 foot ceilings. This spacious unit offers 834 square foot and the complex is well managed. Located in the NW just off Sarcee Trail. There is also a convenient feeder bus to Dalhousie train station along side the complex. The spacious master bedroom has a walk-through closet and a private 4 piece ensuite bathroom. The nicely appointed second bedroom is located on the other side of the unit along side of a large four piece bath. The well planned layout creates lots of privacy for residents. The living room is spacious and bright with a sliding door to the balcony. There is also a laundry room with extra storage and full size washer and dryer. The modern kitchen immediately to the right of the entrance is well appointed and boasts granite counters. This property includes a titled parking stall in a heated and secure parkade. There is additional storage in parking stall. 8 1/2 x 2 1/2 x 8 feet high. Also a bike storage room. No shortage of shopping as the Beacon Hill mall offers all amenities. This quality complex is located in the established Sherwood community.